

298.280.2234 S.F. TOTAL  
 55,209.8224 S.F. STREET R/W  
 243,674.3010 S.F. NET  
 OR 5.5902 ACRES

map Book 23 page 306

STATE OF NORTH CAROLINA,

COUNTY OF MECKLENBURG

THE FOREGOING CERTIFICATE OF GLENDA

S. SMITH, A NOTARY PUBLIC OF SAID

COUNTY AND STATE IS CERTIFIED TO BE

CORRECT, THIS 22 DAY OF August 1987,

ANNE H. POWERS, REGISTER OF DEEDS,

BY: Charlotte M. Pettit

DEPUTY ASSISTANT

APPROVED IN ACCORDANCE WITH THE  
 PROVISIONS OF THE SUBDIVISION  
 ORDINANCE OF MECKLENBURG COUNTY, NORTH  
 CAROLINA.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

Richard M. Jorgensen 8/22/87  
 SECRETARY DATE

Curve No.	Radius	Delta	Length	Tangent	Chord
1	280.00	015°30'00"	61.25	30.79	54.20
2	280.00	014°45'15"	71.88	36.13	74.18
3	230.00	019°54'45"	76.46	38.62	89.38
4	80.00	080°30'00"	31.42	30.00	105.23
5	825.00	011°33'43"	44.77	22.45	54.18
6	275.00	011°33'43"	54.68	27.44	64.80
7	20.00	080°00'00"	31.42	20.00	33.36
8	250.00	015°18'40"	47.14	23.05	54.44

MATTHEWS-HEATHERS

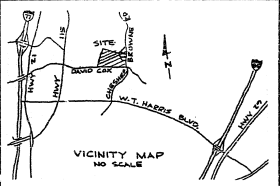
LAND CORP.

5542-975

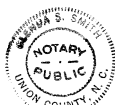
DEDICATION OF COMMON AREAS

Matthews - Heathers Land Corporation in recording this plat has designated hereby certain areas of land as common areas. The designated areas are not dedicated hereby for use by the general public, but are dedicated to the non-exclusive common use and enjoyment of the owners of properties in CRESBURNY SUBB as provided in the declaration of covenants and restrictions applicable to the property shown on this plat, which declaration is recorded in deed book 2982 page 612, dated 8-10-86 and by reference made a part of this plat, to the extent that if the provisions of the declaration are at any variance with the plat, the declaration shall control.

The common area associated with the lots on this recorded map is recorded in map book 23 page 305.



STATE OF NORTH CAROLINA  
 COUNTY OF MECKLENBURG  
 I, GLENDA S. SMITH, A NOTARY, DO  
 HEREBY CERTIFY THAT JAMES M. BOGAN, A  
 REGISTERED LAND SURVEYOR, PERSONALLY  
 APPEARED BEFORE ME THIS DAY AND  
 ACKNOWLEDGED THE DUE EXECUTION OF  
 THE FOREGOING INSTRUMENT.  
 WITNESS MY HAND AND NOTARY SEAL  
 THIS 22 DAY OF Aug 1987.  
 SIGNED: Glenda S. Smith  
 MY COMMISSION EXPIRES JANUARY 21, 1994.



STATE OF NORTH CAROLINA. COUNTY OF MECKLENBURG  
 THE UNDERSIGNED SURVEYOR, BEING DULY  
 SHOWN, DEPOSES AND SAYS THAT THE  
 PLAT UPON WHICH THIS CERTIFICATE APPEARS  
 WAS PREPARED IN ACCORDANCE WITH THE G.S.  
 47-30 AMENDED. IS IN ALL RESPECTS  
 CORRECT ACCORDING TO THE BEST OF  
 HIS KNOWLEDGE AND BELIEF, AND WAS  
 PREPARED FROM AN ACTUAL SURVEY MADE  
 UNDER HIS SUPERVISION WITH A MAXIMUM  
 LINEAR ERROR OF CLOSURE OF 1:10,000  
 AND A MAXIMUM FIELD ERROR OF ANGULAR  
 CLOSURE OF 7.5 SECONDS PER ANGLE.



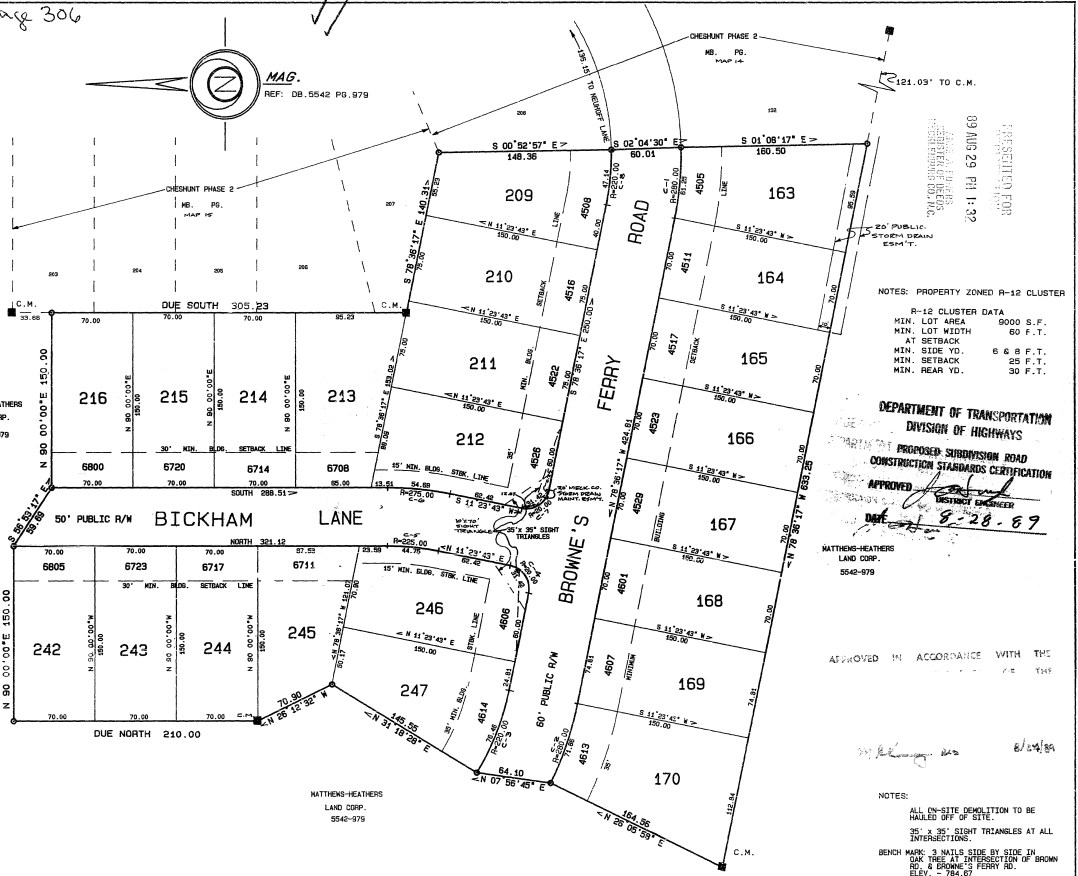
James W. Bogan  
 5/4/87

- GENERAL NOTES
1. IRON PINS AT ALL LOT CORNERS AND ANGLE POINTS
  2. C.N.= CONCRETE MONUMENT.
  3. UTILITY AND CATV EASEMENTS ARE OUTLINED IN THE RECORDED COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION
  4. 10' NON-EXCLUSIVE DRAINAGE EASEMENT ASTRIDE ALL LOT SIDE LINES UNLESS OTHERWISE NOTED
  5. 20' RADIUS AT ALL R/W INTERSECTIONS.

MAP 16 OF  
 CHESHUNT PHASE 2  
 PROPERTY OF  
 MATTHEWS-HEATHERS LAND CORP.  
 MALLARD CREEK TOWNSHIP  
 MECKLENBURG COUNTY  
 NORTH CAROLINA

SURVEYED BY: JAMES M. BOGAN, NCLRS  
 P.O. BOX 1077  
 MATTHEWS, N.C. 28106

SCALE: 1"=60'  
 DATE: MAY 5 1989



93 AUG 29 PM 1-32  
 DEPARTMENT OF TRANSPORTATION  
 DIVISION OF HIGHWAYS  
 PROPOSED SUBDIVISION ROAD  
 CONSTRUCTION STAIRWAYS CERTIFICATION  
 APPROVED: Richard M. Jorgensen  
 DATE: 8-28-87

NOTES: PROPERTY ZONED R-12 CLUSTER  
 R-12 CLUSTER DATA  
 MIN. LOT AREA 9000 S.F.  
 MIN. LOT WIDTH 60 F.T.  
 AT SETBACK 6 & 8 F.T.  
 MIN. SETBACK 25 F.T.  
 MIN. REAR YD. 30 F.T.

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 DIVISION OF HIGHWAYS  
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MATTHEWS-HEATHERS  
 LAND CORP.  
 5542-975

APPROVED IN ACCORDANCE WITH THE  
 PROVISIONS OF THE SUBDIVISION  
 ORDINANCE OF MECKLENBURG COUNTY,  
 NORTH CAROLINA.

NOTES:  
 ALL ON-SITE DEMOLITION TO BE  
 HALLED OFF OF SITE.  
 25' X 8' SIGN TRIANGLES AT ALL  
 INTERSECTIONS.  
 BENCH MARK: 3 NAILS SIDE BY SIDE IN  
 CONCRETE AT INTERSECTION OF BROWN  
 LANE AND FERRY RD.  
 ELEV. 744.67